

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Wednesday, April 8, 2026

4:00 PM

Special Meeting City Hall, Council Chambers

Plan Commission

Commission Members

Jason Cox

Jeff Crompton

Mike Eulitz

Scott R. Hammac

John Kella

Wendell Martin

Debbie Radakovich

Michael F. Turk

Citizens who are unable to attend the meeting can email comments in advance of the meeting to publiccomment@joliet.gov.

CALL TO ORDER

ROLL CALL

Present Jason Cox, Jeff Crompton, John Kella, Wendell Martin, Debbie Radakovich, Michael F. Turk and Scott R. Hammac

Absent Mike Eulitz

APPROVAL OF MINUTES

[ID-2238-20](#)

Attachments: [Plan Commission Meeting Minutes 02-19-26.pdf](#)

A motion was made by Jason Cox, seconded by Debbie Radakovich, to approve Plan Commission Meeting Minutes 2-19-26. The motion carried by the following vote:

Aye: Cox, Crompton, Kella, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

[ID-2239-20](#)

Attachments: [Plan Commission Special Meeting Minutes 03-05-26.pdf](#)

A motion was made by Jason Cox, seconded by Michael F. Turk, to approve Plan Commission Special Meeting Minutes 3-5-26. The motion carried by the following vote:

Aye: Cox, Crompton, Kella, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

OLD BUSINESS: PUBLIC HEARING

None

NEW BUSINESS: PUBLIC HEARING

[ID-2240-20](#)

Attachments: [PUD-2-26 \(Neustoneshire Phase Two\) Staff Report Packet.pdf](#)

Planner Raymond Heitner read the staff report into the record. Steve Bauer with D.R. Horton, Inc. Midwest appeared on behalf of the petition and presented information about the proposed development.

Ms. Radakovich inquired about the price of the homes, the anticipated date for work to begin, and the traffic route that would be used during construction. Mr. Bauer responded.

Mr. Cox inquired if the development project would alleviate flooding on County Line Rd. Deputy Director of Public Works Sean Mikos responded.

No one from the public spoke in favor of or in opposition to the petition.

After the vote, Mr. Heitner explained the PUD-2-26 agenda item would tentatively go to the April 21, 2026 City Council meeting with a recommendation for approval.

A motion was made by Jeff Crompton, seconded by Michael F. Turk, to approve PUD-2-26: Preliminary Planned Unit Development of Neustoneshire Phase Two (North of Van Dyke Road and West of County Line Road) (PIN # 00-09-01-200-014-0000, 00-09-01-200-015-0000, 00-09-01-200-017-0000, 00-09-01-200-016-0000, and 00-09-01-200-019-0000) (COUNCIL DISTRICT #3). The motion carried by the following vote:

Aye: Cox, Crompton, Kella, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

[ID-2241-20](#)

Attachments: [PUD-3-26 \(Amendment to JJC PUD\) Staff Report Packet.pdf](#)
[Ordinance 13226 Redacted.pdf](#)

Mr. Heitner read the staff report into the record. Mr. Andrew Scott representing Midwest REO V LLC appeared on behalf of the petition and provided a brief summary of their request for an amendment to the ordinance.

Mr. Turk inquired about Exhibit A Letter C, and Planner Helen Miller responded.

Mr. Martin inquired if there were any known issues surrounding the current residents of the subdivision. Director of Planning Jayne Bernhard responded, informing the commission that there are no known issues.

Mr. Cox inquired if there were any plans to add more units to the site. Mr. Scott responded.

Ms. Radakovich inquired about occupancy and the rent price. Mr. Scott responded.

No one from the public spoke in favor of or in opposition to the petition.

After the vote, Mr. Heitner explained PUD-3-26 agenda item would tentatively go to the April 21, 2026 City Council meeting with the recommendation for approval.

A motion was made by Wendell Martin, seconded by Michael F. Turk, to

approve PUD-3-26: Amendment to the Preliminary and Final PUD of Joliet Junior College Student Housing Subdivision (Ord. 13226) (1524 Richard T Rivera Way) (PIN # 05-06-23-304-004-0000) (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Cox, Crompton, Kella, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS

None

NEW BUSINESS

None

NEW OR OLD BUSINESS, NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

None

ADJOURNMENT

A motion was made by Jason Cox, seconded by Debbie Radakovich, to approve adjournment. The motion carried by the following vote:

Aye: Cox, Crompton, Kella, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact The City Clerk Office, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.